



1. List the provisions of the land use code that allows the proposal.

CHAPTER 17C.110 OF THE SMC

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

THIS PROPOSAL IS CONSISTENT WITH CURRENT ZONING OF RTF AND DENSITY STANDARDS AT 14.5 UNITS PER ACRE.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

ALL CITY INFRASTRUCTURE, WATER, SEWER, POWER, GARBAGE, COMMUNICATIONS, SCHOOLS, PARKS, LIBRARY, AND POLICE AND FIRE DEPARTMENTS EXIST AND ARE IN PLACE

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

THE SITE IS CURRENTLY RESIDENTIAL, WITH ONLY ONE HOUSE. SIZE, SHAPE, AND LOCATION ARE IDEAL FOR FUTURE DEVELOPMENT. DRAINAGE TO BE MITIGATED ON SITE.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

NO ADVERSE IMPACTS ANTICIPATED. PROPOSAL MAKES THE SUBJECT PROPERTY MORE CONSISTANT WITH THE CITY PLAN

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare
- b. open spaces
- c. drainage ways
- d. streets, roads, alleys and other public ways
- e. transit stops
- f. potable water supplies
- g. sanitary wastes
- h. parks, recreation and playgrounds
- i. schools and school grounds
- j. sidewalks, pathways and other features that assure safe walking conditions

SEE ATTACHED PAGE FOR #6 ANSWERS

WALTER O. DALE
PRESIDENT



BENTHIN & ASSOCIATES

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SCOTT A. DALE
SECRETARY

May 25, 2021

6.

- a.) Public health and welfare – No health concerns anticipated with this proposal. Emergency service already in place as well as City sanitary services.
- b.) Open spaces – Typical landscaping to be applied.
- c.) Drainage ways – Drainage will be determined during building design.
- d.) Streets and other public ways – Alley to be constructed for use of all created parcels. Streets currently exist at right of way.
- e.) Transit stops – Existing.
- f.) Potable water supplies – Existing water mains able to support this project.
- g.) Sanitary wastes – Existing. Sewer system in place and able to handle slight increase.
- h.) This proposal is in close proximity to multiple public parks.
- i.) Schools and school grounds – Site to be served by local schools.
- j.) Sidewalks etc – Sidewalks to be addressed at the time building permits are requested.